

FREQUENTLY ASKED QUESTIONS CECCHINI RANCH DEVELOPMENT PROPOSAL

Q: Who will make decisions about the Cecchini Ranch Development Proposal? What is the status of the project? Has it already been approved?

A: *Contra Costa County has jurisdiction over the land use development applications for this project, but there are other public agencies that would be involved in the review and decision-making process related to this development proposal.*

The development of the Cecchini Ranch property has not been approved. It is still just a proposal subject to extensive environmental review and public hearings before the Planning Commission and Board of Supervisors once the developer, Private Island Homes, submits development applications to the County. At this point in the process, Private Island Homes has authorization for a General Plan Amendment Study which enables them to submit development applications related to the proposal.

Q: What is the current zoning for the Cecchini Ranch property? Is it inside the Urban Limit Line?

A: *The Cecchini Ranch property is currently designated and zoned for agricultural use. Specifically, it is shown as Delta Recreation & Resources (DR) under the Land Use Element Map to the County General Plan and it is zoned in the A-3: Heavy Agricultural District. The Cecchini Ranch property is located inside the Urban Limit Line.*

For more detail about the current General Plan, Urban Limit Line, Zoning, Special Districts, and other information for the Cecchini Ranch property see the maps listed under Resources.

Q: What development applications must be approved by the County?

A: *In order to develop the master planned community as proposed by Private Island Homes, the following applications must be approved for the Cecchini Ranch property:*

- 1. General Plan Amendment: An amendment to the Contra Costa County General Plan (2005-2020) to re-designate the property from agriculture use to various residential, commercial, light industrial, and public uses, and to establish basic planning goals, objectives, and policies related to development of the property.*
- 2. Rezoning: A change from an agricultural zoning district to a planned unit development district, more commonly referred to as the P-1 District. The P-1 District would set development standards and use regulations within the master-planned community.*
- 3. Development Plan: A highly detailed plan for development of the property. The Development Plan provides details on the following:*
 - type and location for the proposed uses;*
 - the circulation plan for all vehicular, bicycle, and pedestrian ways;*
 - type, location, and dimension of all residential units;*
 - type, location, and dimension of public improvements;*
 - location and design of storm drainage and sewage disposal facilities;*
 - type and location of, parks landscaping, parking and other public facilities;*
 - details on grading(e.g. alteration or reconfiguration of levees);*
 - schematic drawings of nonresidential buildings and structures, including architectural design and dimensions;*

- *an economic feasibility analysis of the proposed development;*
- *an explanation on the stages of development proposed; and,*
- *an explanation of how development would be consistent with General Plan.*

4. *Subdivision Map*: *A map that legally divides the property into lots and defines the area of public improvements. A tentative map is submitted to identify location and dimensions of proposed lots, street layout, and public improvements. A large development proposal, such as Cecchini Ranch, will have multiple maps.*

See Resources section for a table that provides more explanation and overview of the development process.

Q: **When will the public have an opportunity to comment on the development proposal for the Cecchini Ranch property?**

A: *Any interested person may now submit comments to the County about this proposal even though development applications have not yet been submitted. See Comments section.*

The County will be accepting comments on the development proposal throughout the review process which formally begins when development applications have been submitted.

Interested persons are encouraged to attend and participate in public hearings on the development proposal when the matter is scheduled before the Planning Commission and the Board of Supervisors. There will be public notices for these hearings. Please consult the Contra Costa County Community Development Department's webpage in the future for notices or other announcements relating to this development proposal.

Q: How can someone stay updated on the Cecchini Ranch Development Proposal?

A: *Interested persons should periodically consult the Contra Costa County Community Development Department's webpage where notices or other announcements relating to this development proposal will be posted as necessary.*

Additionally, in the Comments section there is an option for the commenter to provide contact information such as mailing address or email address. Any person filling out this optional contact information will receive notices or announcements from the County relating to this development proposal.

Q: Will an Environment Impact Report (EIR) be prepared?

A: *Yes. An Environmental Impact Report (EIR) will be required for this project. The applications for development of the Cecchini Ranch property would be a "project" under California Environmental Quality Act (CEQA). CEQA requires consideration and documentation of environmental impacts of a given action, which in this case would be the approval of development applications. The EIR must be completed and certified by County before the project can be approved and developed. The EIR will be prepared by the County sometime after the development applications described above have been submitted to the County by the developer, Private Island Homes. The EIR will be released first as Draft for public review and comment and then a Response to Comments/Final EIR will be prepared prior to certification by the County.*

Q: Will the EIR be made available to the public?

A: *Yes. Once a Notice of Availability has been issued the EIR will be made available to any interested person upon request to the County. Please consult the Contra Costa County Community Development Department's webpage in the future for notices or other announcements relating to this development proposal.*

Q: How will water, sewer, and other public services/infrastructure be provided to the development proposed for the Cecchini Ranch property?

A: *Town of Discovery Bay Community Services District (DBCSD) is the nearest provider of water and sewer service. It is anticipated that the Cecchini Ranch property would be annexed to the district to receive these services. DBCSD must agree to the annexation. Then the Contra Costa Local Agency Formation Commission (LAFCO), which is an independent agency responsible for establishing boundaries for special district and cities, would review and approve the annexation into DBCSD.*

DBCSD also plays a critical role in verifying for the County whether there is sufficient capacity in its existing or planned system to provide water and sewer services for the proposed development. There will be an analysis of the development's potential impact on water and sewer services in the EIR.

It is likely that other special districts will need to be formed to provide certain essential services, e.g. landscape and lighting district, police services district (Sheriff), etc. The provision of these essential public services will also be analyzed in the EIR.

Q: What will be the impact on local schools?

A: *Since the project involves significant residential development it would likely impact local schools. The selection and development of new school(s) and/or expansion of schools are the responsibility of the local school districts, namely the Byron Union School District and Liberty Union High School District. Building plans for new schools or school expansion must be reviewed and approved by the state. It is anticipated that new schools or expansion of existing schools will be necessary if the project is to be approved. There will be an analysis of the development's potential impact on local schools in the EIR.*

Q: What will be the impact on roadways serving Discovery Bay?

A: *There will be a detailed traffic analysis of the development proposal as part of the EIR. The traffic analysis will identify how the development would affect the roadways in Discovery Bay and the surrounding East County area. Significant impacts to the roadway system will need to be mitigated in order for the development to be approved.*

Q: The current development proposal includes alteration or reconfiguration of levees and the creation of new waterways. Who will make decisions regarding the levees and new waterways?

A: *Since the project proposes to breach an existing levee and create new waterways for a water-oriented residential and recreational development, there will be an extensive review and approval by regional, state, and federal agencies that have jurisdiction over such matters. Some of the agencies that would likely be involved in such review and approval include the U.S. Army Corps of Engineers, U.S. Fish & Wildlife Service, California Water Resources Control Board, Delta Protection Commission, California Department of Fish & Game, and Reclamation District 800.*

Although jurisdiction over permits related to levees, waterways, and wetlands resides with state and federal agencies, these are matters within the purview of consideration of the County, acting in its capacity as a land use agency, and such matters must be considered in the EIR (CEQA review process) to be prepared by the County.